

042.0

0006

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

750,800 / 750,800

USE VALUE:

750,800 / 750,800

ASSESSED:

750,800 / 750,800

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
94		WARREN ST, ARLINGTON

OWNERSHIP

Owner 1:	FISCHER JOHN W JR-ETAL	Unit #:
Owner 2:	FISCHER KATHLEEN M	
Owner 3:		

Street 1: 94 WARREN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 3,916 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Vinyl Exterior and 1755 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3916		Sq. Ft.	Site		0	80.	1.37	1									429,983						430,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3916.000	320,800		430,000	750,800		29490
							GIS Ref
							GIS Ref
							Insp Date
							11/18/18

PREVIOUS ASSESSMENT									Parcel ID	Parcel ID			PAT ACCT.			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date						
2020	101	FV	320,900	0	3,916.	430,000	750,900	750,900	Year End Roll	12/18/2019						
2019	101	FV	245,500	0	3,916.	456,900	702,400	702,400	Year End Roll	1/3/2019						
2018	101	FV	245,500	0	3,916.	333,200	578,700	578,700	Year End Roll	12/20/2017						
2017	101	FV	245,500	0	3,916.	290,200	535,700	535,700	Year End Roll	1/3/2017						
2016	101	FV	245,500	0	3,916.	247,200	492,700	492,700	Year End	1/4/2016						
2015	101	FV	231,300	0	3,916.	241,900	473,200	473,200	Year End Roll	12/11/2014						
2014	101	FV	231,300	0	3,916.	198,900	430,200	430,200	Year End Roll	12/16/2013						
2013	101	FV	231,300	0	3,916.	189,200	420,500	420,500		12/13/2012						

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
12/9/2013	1788	Manual	5,100	O					11/18/2018	MEAS&NOTICE	CC	Chris C					
11/29/2004	1137	Porch	4,000	C				re-do existing por	3/5/2014	Info Fm Prmt	EMK	Ellen K					
12/5/2002	995	Redo Kit	20,000	C					4/13/2009	Measured	197	PATRIOT					
									2/29/2000	Measured	268	PATRIOT					
									8/19/1993		RV						

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

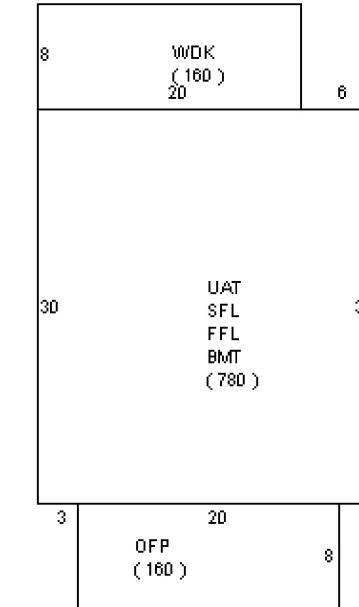
Type:	15 - Old Style	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1923
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	1 - Drywall
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.32307684
Const Adj.:	0.98000199
Adj \$ / SQ:	168.560
Other Features:	62616
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394147
Depreciation:	73311
Depreciated Total:	320836

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	168.56	
Special Features:	0	Val/Su Net:	112.36	
Final Total:	320800	Val/Su SzAd:	205.64	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

042.0-0006-0001.0

More: N

Total Yard Items:

Total Special Features:

Total:

IMAGE**AssessPro Patriot Properties, Inc**